


County of Loudoun
Department of Planning
MEMORANDUM

DATE: September 26, 2007

TO: The Loudoun County Planning Commission

FROM: John Merrithew, AICP 
Assistant Director

SUBJECT: **CPAM 2007-0003,**
Cluster Development in Transition Policy Area

ZOAM 2007-0004, Proposed Zoning Ordinance Amendment to
Permit Farm Markets in Various Zoning Districts

ZOAM 2007-0005, Proposed Zoning Ordinance Amendment to
Permit Clustered Residential Development as an Option in the
TR-10 Zoning District

On July 9, 2007, the Planning Commission voted (8-0-1, Elgin absent) to initiate a Comprehensive Plan amendment and two Zoning Ordinance amendments to broaden the development options within the Middle Goose and Lower Sycolin Subareas of the Transition Policy Area by removing the requirement for residential clustering as the sole development pattern (Attachment 1). Proposed changes include: revising policies found in Chapters 8 and 11 of the Revised General Plan; and, revisions to Sections 3, 4, 5 and Article 8 of the 1993 Revised Zoning Ordinance (Attachment 2).

The proposed changes have been advertised for the October 15th Planning Commission Public Hearing and adjacent jurisdictions have been notified per State Code requirements.

Staff has not evaluated the proposed amendments.

ATTACHMENTS

1. Planning Commission Resolution, July 9, 2007
2. CPAM 2007-0003, ZOAM 2007-0004, ZOAM 2007-0005: proposed changes

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PLANNING COMMISSION OF LOUDOUN COUNTY
RESOLUTION OF INTENT TO AMEND THE REVISED GENERAL PLAN
AND ZONING ORDINANCE
July 9, 2007

WHEREAS, the current comprehensive plan (*The Revised General Plan*), was adopted in 2001 and includes, among other planning policies, the designation of a Transition Policy Area, including the Lower Sycolin and Middle Goose Creek subareas, between the Rural and Suburban Policy Areas;

WHEREAS, in 2003, the Board of Supervisors adopted a new comprehensive zoning map that rezoned this portion of the Transition Policy Area to maintain pre-existing residential density while requiring clustered development in this area of the County;

WHEREAS, on April 20, 2004, the Board of Supervisors further amended The Revised General Plan to permit the extension of central water and sewer to better protect public health and safety in developments under existing zoning in this portion of the Transition Policy Area;

WHEREAS, upon receiving proposals from landowners in this portion of the Transition Policy Area for amendments to the County's Zoning Ordinance, the Planning Commission finds it advisable to consider an amendment to the Revised General Plan to broaden the development options within the Transition Policy Area by removing the requirement for clustering as the sole development pattern, while retaining it as an option;

WHEREAS the Planning Commission wishes to initiate an amendment to the Loudoun County Zoning Ordinance in furtherance of the purposes of zoning as set out in § 15.2-2283 of the Code of Virginia and further to further implement the comprehensive plan;

WHEREAS, the Planning Commission wishes to elaborate on the recommendations of the Zoning Ordinance Review Committee with regard to Section 5-701, Transition (TR) Districts Lot Standards, regarding the Transition Residential Zoning Districts; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission states its intention to amend the Loudoun County Revised General Plan and Section 5-701 of the Zoning Ordinance to remove the requirement for clustering as the sole development option in the Transition Policy Area and the TR Zoning Districts, while retaining it as an option; and

BE IT FURTHER RESOLVED that these amendments are in furtherance of the public necessity, convenience, general welfare, and good planning and zoning practice; and that the proposed amendments on these matters be brought forward for notice, hearing, Planning Commission recommendation and Board of Supervisors' action.

Approved 8-0-1 (Elgin absent)

PLANNING COMMISSION OF LOUDOUN COUNTY
RESOLUTION OF INTENT TO AMEND THE LOUDOUN COUNTY ZONING ORDINANCE
July 9, 2007

WHEREAS the Loudoun County Planning Commission wishes to initiate an amendment to the Loudoun County Zoning Ordinance in furtherance of the purposes of zoning as set out in § 15.2-2283 of the Code of Virginia and ~~further~~ to further implement the comprehensive plan;

WHEREAS, the Planning Commission wishes to elaborate on the recommendations of the April 17, 2007 Board of Supervisors' resolution with regard to Farm Markets;

WHEREAS, the Planning Commission wishes to consider changes to the Loudoun County Zoning Ordinance to permitting farm markets without agricultural production on-site which sell agricultural, horticultural and aquacultural goods produced in Loudoun County. These changes include amending use tables and use lists in appropriate zoning districts and amendments to Section 5-603 (Additional Regulations for Specific Uses) and Article 8 (Definitions) and other sections and references, as necessary, to implement these amendments;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission states its intention to amend the Loudoun County Zoning Ordinance to permit Farm Markets without agricultural production on-site, which sell agricultural, horticultural and aquacultural goods produced in Loudoun County; and

BE IT FURTHER RESOLVED that these amendments are in furtherance of the public necessity, convenience, general welfare, and zoning practice; and that the proposed amendments on these matters be brought forward for notice, hearing, Planning Commission recommendation and Board of Supervisors' action.

Approved 8-0-1 (Elgin absent)

CPAM 2007-0003 – Cluster Development in Transition Policy Area

Chapter 8

Community Design Policies

The text on page 8-5, policy 1 on page 8-5, policy 2 on page 8-6, policy 4 on page 8-6, policy 7 on page 8-6, policy 8 on page 8-6 and paragraph 1.b. on page 11-18.

1. Residential uses within the Transition Policy Area will develop as Rural Villages, Countryside Villages, Residential Clusters, or traditional residential patterns, with base densities and rezoning options related to the conditions of the specific subareas.
2. The County will establish a density of one dwelling unit per ten acres ~~with development clustered on lots up to three acres~~ in the Lower Sycolin and Middle Goose subareas. The County will provide the option to rezone to a Rural Village with a density of one dwelling unit per three acres in accordance with the 1993 Zoning Ordinance. Development ~~will~~ may be clustered to maintain a minimum of 70 percent of a site as open space.
4. The county will revise the existing regulations in the zoning ordinance to ~~require~~ allow clustered development patterns with minimum of 50% of the site maintained as open space and no minimum lot size to promote housing type diversity. Cluster development patterns will not be required for densities of one dwelling unit per 10 acres or greater.
7. The design guidelines for the Lower Sycolin, Middle Goose and Lower Bull Run subareas ~~will~~ may incorporate the design criteria for Rural Villages in the existing 1993 Zoning Ordinance, to foster developments in the character of Rural Villages.
8. Residential Cluster development in all Transition Policy Area subareas close to the Rural Policy Area ~~will~~ may develop as clusters of 5 to 25 units with predominantly single-family detached residential units. The residential Cluster is intended to draw from the traditional pattern of Rural Hamlets and facilitate a transition in the scale of residential cluster developments from the Suburban to Rural Policy Areas. Cluster development patterns will not be required for densities greater than one dwelling unit per 5 acres.

Chapter 11 page 18:

1. Residential Cluster

a. Function

Residential clusters provide for a grouping of residential uses within a portion of the site, leaving the remainder of the site undisturbed as unbuilt open space. The residential clusters proposed in the Transition Policy Area are derived from the concept of Rural Hamlets defined by the 1991 *General Plan* and support primarily residential uses with associated open spaces.

b. Scale

Residential Clusters are typically small in scale supporting anywhere between 5 to 25 residential units. Residential densities range from one dwelling unit per ~~40~~ 5 acres to one dwelling unit per acre depending upon the subarea in which the cluster is located.

c. Land Use Arrangement

All development ~~will~~ may be clustered pursuant to the cluster design guidelines outlined above. There should be no minimum lot size in a cluster, to provide flexibility in design consistent with conservation design techniques. Residential clusters are likely to be predominantly single-family detached residential development. A minimum of 50 percent to 70 percent of an individual parcel or the total development area will be designated as open space. Clusters may include a system of trails and pedestrian networks that connect residential units to the Green Infrastructure and serve to integrate the open spaces in a contiguous network.

ZOAM 2007-0005 to Permit Cluster Residential Development in The TR-10 Zoning District

TABLE 5-701(C)(3)(a): LOT STANDARDS						
District	Lot Grouping	Min. Size Lot	Min. Front Yard	Min. Rear Yard	Min. Side Yard	Max. Building Height
TR-10	Minimum: 5 Maximum: No maximum No clustering required but lots of less than 5 acres must be grouped in accord with Section 5-701(C)(3)(a)(ii).	None	20 feet	25 feet	10 feet	35 feet
TR-3LBR	Minimum: 5; Maximum 25	None	12 feet	25 feet	7 feet	35 feet
TR-3LF, TR-3UBF	Minimum: 5; Maximum 25	None	12 feet	25 feet	7 feet	35 feet
TR-2	Minimum: 5; Maximum 25	None	10 feet	25 feet	5 feet	35 feet
TR-1LF, TR-1UBF	Minimum: 5; Maximum 25	None	10 feet	25 feet	5 feet	35 feet

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ZOAM 2007-0004 Farm Markets in Various Districts

Section 5-603 (A)

A minimum of 25% of the gross sales receipts must be derived directly from agricultural, horticultural or aqua cultural products produced ~~on-site~~ in Loudoun County. An annual report verifying the portion of sales derived from products produced in the County shall be submitted on request to the Zoning Administrator.

Article 8 – Definitions

Farm Market: A principal use which includes the sale of agricultural, horticultural or aqua cultural products including nursery stock, perennial, annuals, bulbs, mulch, compost, dried flowers, Christmas trees and greens, fresh produce, honey, cider and similar agriculture products. A minimum of 25% of the products must be agricultural horticultural or aqua cultural products produced ~~on-site~~ in Loudoun County.

Section 3-102 (R-1)

Add the following as a permitted use:

(X) Farm Market

Section 3-202 (R-2)

Add the following as a permitted use:

(V) Farm Market

Section 3-302 (R-3)

Add the following as a permitted use:

(U) Farm Market

Section 3-402 (R-4)

Add the following as a permitted use:

(T) Farm Market

Section 3-503 (R-8)

Add the following as a permitted use:

(R) Farm Market

Section 3-603 (R-16)

Add the following as a permitted use:

(O) Farm Market

Section 3-703 (R-24)

Add the following as a permitted use:

(O) Farm Market

Section 4-203 (PD-CC)

Add the following as a permitted use:
(A)(34) Farm Market

Section 4-303 (PD-OP)

Add the following as a permitted use:
(II) Farm Market

Section 4-403 (PD-RDP)

Add the following as a permitted use:
(II) Farm Market

Section 4-503 (PD-IP)

Add the following as a permitted use:
(MM) Farm Market

Add the following as a permitted use:
(OO) Farm Market